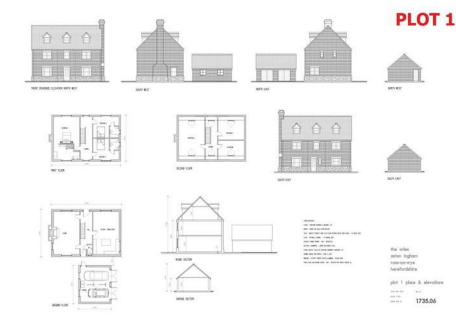
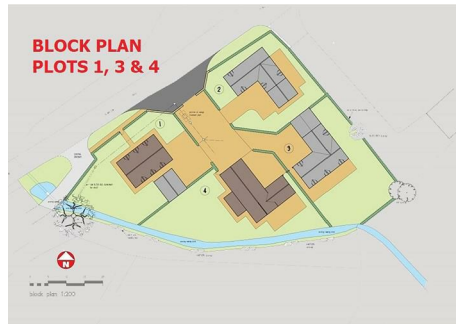




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hollis
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 auction



Plots 1, 3, 4 @, The Orles Aston Ingham, Ross-On-Wye, Herefordshire, HR9
Auction Guide Price £225,000 +++

Hollis Morgan NOVEMBER LIVE ONLINE AUCTION - A Freehold DEVELOPMENT SITE with PLANNING GRANTED to erect a scheme of 3 X DETACHED LUXURY HOMES on the edge of this sought after Village,

Plots 1, 3, 4 @, The Orles Aston Ingham, Ross-On-Wye, Herefordshire, HR9

ADDRESS

The Orles, Aston Ingham, Ross-on-wye, Herefordshire
HR9 7LS

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ NOVEMBER AUCTION***

GUIDE PRICE £225,000 +++
SOLD @ £225,000

Lot Number – 19

The Live Online Auction is on Wednesday 24th
November @ 18:00

Registration Deadline is on Monday 22nd November @
16:00

The Auction will be streamed LIVE ONLINE via the Hollis
Morgan website & you can chose to bid by telephone,
proxy or via your computer.

Registration is a simple online process – please visit the
Hollis Morgan auction website and click “REGISTER TO
BID”

VIEWINGS

Viewings can be booked on specific days for this
property – please submit a viewing request online and
we will contact you to arrange access.

Hollis Morgan would be grateful if you could arrive
promptly to inspect the properties at the START of the
agreed time as we have scheduled viewings throughout
the day and CANNOT wait for late arrivals.

There are likely to be viewings on the property before
and after your appointment and if you miss your slot (
usually 15 minutes or longer for larger properties) you
will be asked to wait until the next available time.

Please note government regulation on groups sizes and
safe social distancing must be practiced at all times –
please bring your own gloves and facemask.

You may be asked to wait outside before it is safe to
enter – please understand and respect this request.

If you have shown any symptoms of Covid (19) in the
last 10 days we would respectfully ask you to not attend
the viewing.

The safety of our clients and staff is our number one
priority and we thank you for your understanding.

Please note that hard copy of details will not be provided
but will have been emailed to you with instructions on
how to bid and what happens next before the viewing.

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to
mutual consent.

SOLICITORS

Freddie Govier Wright

Harrison Clark Rickerbys Limited

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07966 639 582

fgwright@hcrlaw.com

Harrison Clark Rickerbys inc Shawcross, Overcross
House, Ross Park, Ross-On-Wye, Herefordshire HR9
7US, United Kingdom

ONLINE LEGAL PACKS

** LEGAL PACK COMPLETE **

Digital Copies of the Online legal pack can be
downloaded Free of Charge.

Please visit the Hollis Morgan Website and select the
chosen lot from our Current Auction List.

Follow the RED link to "Download Legal Packs" For the
first visit you will be required to register simply with your
email and a password.

Having set up your account you can download legal
packs or if they are not yet available they will
automatically be sent to you when we receive them.

You will be automatically updated by email if any new
information is added.

There will be a note added to the list to confirm
AUCTION PACK NOW COMPLETE when no further
information is due to be added.

*** STAY UPDATED *** By registering for the legal pack
we can ensure you are kept updated on any changes to
this Lot in the build up to the sale.

THE PROPERTY

A Freehold parcel of land on the edge of this popular
village.

Sold with vacant possession.

LOCATION

Set on the edge of the popular village of Aston Ingham
with its bowls, tennis & cricket club, as well as an active
community village hall and pretty church, the property is
just 3 miles from the market town of Newent, with local
shops and a range of facilities including a leisure centre
and supermarket. Ross-On-Wye is 7 miles away with
the Wye Valley and Forest of Dean on the doorstep.
More extensive retail and cultural opportunities can be
found in the Cities of Gloucester and Hereford, as well
as train stations with direct lines to Birmingham &
Paddington. There is easy access to the M50 leading to
Wales and The Midlands.

Schools - Primary: Gorsley, Lea, Newent. Secondary:
Newent, Ross-on-Wye. Independent: Gloucester,
Hereford, Malvern and Cheltenham have some
outstanding independent schools.

Newent 3¼ miles, Ross-on-Wye 8 miles, Ledbury 11½
miles, Gloucester 14 miles, Hereford 19 miles, Malvern
20 miles, Cheltenham 20½ miles, , Worcester 29 miles,
Birmingham 59½ miles * Road: M50 (Jct 4) 7 miles, (Jct

Plots 1, 3, 4 @, The Orles Aston Ingham, Ross-On-Wye, Herefordshire, HR9

2) 10 miles; M5 (Jct 11a) 16½ miles * Railway: Ledbury & Gloucester * Airport: Bristol (51 miles), Birmingham (65½ miles)

THE OPPORTUNITY

DEVELOPMENT SITE - PLANNING GRANTED

Planning has been granted to erect a scheme of 3 luxury detached homes.

The vendor has already completed plot 2 which is not included in the sale.

PROPOSED SCHEDULE PLOTS 1, 3 & 4

PLOT 1

Detached Approx 3,000 Sq Ft

Double Garage | Gardens

Ground Floor - Entrance Hall | Kitchen Diner | Lounge | Cloakroom

First Floor - Bedroom 1 | En Suite | Bedroom 2 | En Suite | Bedroom 3 | En Suite

Second Floor - Bedroom 4 | En Suite | Bedroom 5 | En Suite

PLOT 3

Detached Approx 2555 Sq Ft

Integral Garage | Gardens

Ground Floor - Entrance Hall | Reception | Open Plan Kitchen / Living | Utility | Cloakroom

First Floor - Bedroom 1 | En Suite | Bedroom 2 | En Suite | Bedroom 2 | Bedroom 4 | Bathroom

PLOT 4

Detached Approx 2800 Sq Ft

Integral Double Garage | Gardens

Ground Floor - Entrance Hall | Study | Open Plan Kitchen / Living | Reception | Cloakroom

First Floor - Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | En Suite | Bedroom 4 | Bathroom

PLANNING GRANTED

Number | P163965/F

Current status | Determination Made

Decision | Approved with Conditions

Appeal | Decision

Type | Planning Permission

Location | The Orles Aston Ingham Ross-on-Wye Herefordshire

Proposal | Demolition of existing garage and bungalow and erection of four dwellings with detached garages and associated works (For DOC 5 10 11 13 17 18 & 20 see 173803)

PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

PLANS AND BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

EPC

For full details of the EPC please refer to the online legal pack.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1000 + VAT (£1,200 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PRE AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction.

Pre auction offers can ONLY be submitted by completing the online PRE AUCTION OFFER FORM

The form can be found on the Hollis Morgan website on the individual auction property listings – look for the big red button .

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our clients

solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1000 + VAT) to Hollis Morgan.

Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the “Register to Bid” button.

The “Register to Bid” button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Invitation to bid

Stage 4 – Pay your security deposit (£6,200)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

AUCTION FINANCE

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

AUCTION BUYERS GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

2021 CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity 1625 Independent People as our 2021 Charity of the year with a % of each Buyers premium being donated.

1625 Independent People (1625ip) is a charity that works with young people who are homeless, leaving care or at risk of homelessness in Bristol and the South West.

Visit the Hollis Morgan Charity page of our Website for further details - www.hollismorgan.co.uk/charity

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

WHY HOLLIS MORGAN?

Want to sell a property by Live Online Auction?

In 2020 we sold 150 lots by this updated method - we have embraced this change and move forward with our 2021 live online calendar of sales confident we can provide the best service for our clients.

Did you know...In 2020 Hollis Morgan SOLD more lots by auction in Bristol, North Somerset & Gloucester than any other auctioneer!

Did you know...In 2020 Hollis Morgan SOLD more £££'s of BS postcode lots than all the other local auctioneers combined!

Did you know...Since 2010 we have offered more lots in our catalogue (2151) than any other local firm.

*Source EIG Group 2021

Hollis Morgan hold the largest monthly land & property auctions in the region – book your free, no obligation valuation today!

AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.